

MINUTES
Cecil Township Board of Supervisors Meeting
Monday, June 6, 2016
7:00 PM

Call to Order:

The Monday, June 6, 2016, Board of Supervisors' Regular Monthly Meeting was called to order at 7:00 PM by Board Chairman Thomas Casciola.

Members in attendance included:

- Supervisor Thomas Casciola
- Supervisor Eric Sivavec
- Supervisor Elizabeth Cowden
- Supervisor Cindy Fisher
- Supervisor Frank Egizio

In addition:

- Donald A. Gennuso, Township Manager
- Police Chief Shawn Bukovinsky
- Bruce Bosle, Director of Zoning
- Bill Bottorff, Director of Public Works
- Attorney Christopher Voltz, Township Solicitor
- Engineer Dan Deiseroth of The Gateway Engineers
- 57 Township Residents

CITIZENS' COMMENTS ON AGENDA ITEMS:

There were no citizens' comments on any of the agenda items.

ANNOUNCEMENTS:

The Cecil Township Historical Society will meet on Wednesday, June 15, 2016, at 7:00 PM in the meeting room of the Cecil Township Municipal Building.

The Municipal and Tax Offices will be closed on Monday, July 4, 2016 in observance of the Fourth of July holiday.

Due to the July 4th holiday, the regular monthly meeting of the Cecil Township Board of Supervisors will be held at 7:00 pm on Tuesday, July 5, 2016.

Car Show at Cecil VFC #3 on Saturday, July 16, 2016.

Cecil Township VFC #3 Annual Carnival and Parade – August 1 through August 6, 2016.

Halloween Bingo at Cecil VFC #3 on Sunday, October 30, 2016.

RESOLUTIONS:

#102-2016 MOTION AND A SECOND TO APPROVE THE REZONING APPLICATION REQUEST OF TSENG PENG & SHU H. PENG FOR APPLICATION #2016-0014, REGARDING THE CHANGE OF ZONING USE CLASSIFICATION FROM R-1 LOW DENSITY RESIDENTIAL & R-3 VILLAGE RESIDENTIAL ZONING DISTRICT TO C-1 GENERAL COMMERCIAL ZONING DISTRICT, SITUATED ALONG MORGANZA ROAD. PARCEL ID #140-13-00-00-0029-00. APPLICANT: HMT AND ASSOCIATES (KERRY KRIDER, AGENT).

It was noted that an updated drawing was submitted.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#103-2016 MOTION AND A SECOND TO APPROVE SUBDIVISION PLAN APPLICATION #2016-0016, JOHN A. GILLESPIE SUBDIVISION NO. 1. LOCATION: 26 VERTICAL DRIVE, R-1 ZONING DISTRICT. APPLICANT: PHILLIP & BRANDI CARTER.

Dan Deiseroth explained this is a simple subdivision and it is recommended by the Planning Commission.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#104-2016 CONSIDER CONDITIONAL USE REQUEST, APPLICATION #2016-0013 – CROWN CASTLE 199 FT. COMMUNICATION TOWER/COMMUNICATION FACILITY. LOCATION 455 HAHN ROAD, R-1 ZONING DISTRICT. APPLICANT: CROWN CASTLE.

Chairman Casciola noted after discussion and the close of the previous Conditional Use Public Hearing Crown Castle requested it be postponed.

NO ACTION

#105-2016 MOTION AND A SECOND TO APPROVE THE SIXTH RELEASE OF FUNDS RELATED TO THE INSTALLATION OF PRIVATE IMPROVEMENTS FOR THE NEW MUSE ELEMENTARY SCHOOL FROM \$2,616,760.00 TO \$2,491,510.00, A TOTAL OF \$125,250.00, AS RECOMMENDED BY THE TOWNSHIP ENGINEER PLUS THE \$496.29 IN ACCRUED INTEREST, WHICH HAS BEEN VERIFIED BY THE BANK STATEMENT BY THE TOWNSHIP FINANCE ADMINISTRATOR.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#106-2016 MOTION AND A SECOND TO APPROVE THE RELEASE OF FUNDS RELATED TO THE INSTALLATION OF PUBLIC IMPROVEMENTS FOR RIDGEWOOD HEIGHTS SECTION 5R FROM \$372,199.40 TO \$303,207.70, A TOTAL REDUCTION OF \$68,992.00, AS RECOMMENDED BY THE TOWNSHIP ENGINEER.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#107-2016 MOTION AND A SECOND TO APPROVE THE RELEASE OF FUNDS RELATED TO INSTALLATION OF PRIVATE IMPROVEMENTS FOR PHASE II OF THE RESERVE AT SOUTHPOINTE FROM \$760,788.45 TO \$275,605.91, A TOTAL REDUCTION OF \$485,182.54, AS RECOMMENDED BY THE TOWNSHIP ENGINEER.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

RESOLUTIONS: (continued)

#108-2016 MOTION AND A SECOND TO APPROVE THE RELEASE OF FUNDS RELATED TO INSTALLATION OF PUBLIC IMPROVEMENTS FOR OVERLOOK AT SOUTHPOINTE PHASE 4 FROM \$1,352,525.90 TO \$1,160,134.70, A TOTAL REDUCTION OF \$192,391.20, AS RECOMMENDED BY THE TOWNSHIP ENGINEER.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#109-2016 MOTION AND A SECOND TO APPROVE PAYMENT APPLICATION NO. 2 TO R&B CONTRACTING & EXCAVATION, INC. FOR THE COLEMAN ROAD STORM SEWER AND DRAINAGE IMPROVEMENTS IN THE AMOUNT OF \$159,429.22.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#110-2016 MOTION AND A SECOND TO APPROVE THE APPLICATION FOR TENTATIVE APPROVAL OF THE McCONNELL ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD) MADE BY NVR, INC.

Dan Deiseroth gave a brief summary of the conditions and highlighted general points. A list of the Conditions and Exhibits A, B, and C are attached to these minutes.

FOUR (4) OF THE FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

SUPERVISOR COWDEN VOTED NO.

#111-2016 MOTION AND A SECOND TO ENACT ORDINANCE #3-2016 AMENDING THE UNIFIED DEVELOPMENT ORDINANCE TO DEFINE AND REGULATE DISTRIBUTED ANTENNA SYSTEMS AND DATA COLLECTION UNITS.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#112-2016 MOTION AND A SECOND TO TABLE CONSIDERATION OF ORDINANCE 4-2016 AMENDING SECTION #1212 OF THE UNIFIED DEVELOPMENT ORDINANCE RELATING TO COMMUNICATIONS FACILITIES TO ADD DEFINITIONS; REGULATE BUILDING MOUNTED ANTENNAS, AMEND SETBACK REQUIREMENTS, CLARIFY FENCING REQUIREMENTS, REQUIRE CONTEXT SENSITIVITY AND STEALTH TECHNOLOGY AND REQUIRE SUBMISSION OF AS-BUILT PLANS AND CERTIFICATION AS TO HEIGHT UPON COMPLETION OF COMMUNICATION FACILITY.

THIS ITEM WAS TABLED

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE TO TABLE.

#113-2016 MOTION AND A SECOND TO ENACT ORDINANCE #5-2016 AMENDING THE UNIFIED DEVELOPMENT ORDINANCE TO PROVIDE THAT APPLICANTS FOR CONDITIONAL USE APPROVAL MUST PROVIDE NOTICE BY CERTIFIED MAIL OF THEIR INTENT TO SEEK CONDITIONAL USE APPROVAL TO PROPERTY OWNERS WITHIN 300 FEET OF THE EXTERIOR LIMITS OF THE SUBJECT PROPERTY AND ATTACH PROOF THEREOF TO THEIR CONDITIONAL USE APPLICATION.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

RESOLUTIONS: (continued)

#114-2016 MOTION AND A SECOND TO ENACT ORDINANCE #6-2016 AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, INCLUDING SECTION 605.C TO DEFINE DISTANCE ON SPACING FOR FIRE HYDRANTS, SECTION 611 TO IMPLEMENT NEW STORM WATER REGULATION AND ESTABLISH REQUIREMENTS TO TELEVISIONING THE STORM SEWER SYSTEM, SECTION 620.0. TO REGULATE MAILBOX CLUSTER BOXES, SECTION 1303 TO REGULATE VISITOR PARKING IN TOWNHOUSE/MULTI-FAMILY DEVELOPMENTS AND SECTION 1307 TO REDUCE LOADING REQUIREMENTS FOR OFFICE BUILDINGS.

It was noted that the Storm Water Ordinance will be held off until the next meeting.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#115-2016 MOTION AND A SECOND TO APPROVE THE REQUEST OF THE CECIL AMERICAN LEGION POST #793 FOR A \$250 MONETARY DONATION FROM THE TOWNSHIP TO HELP OFFSET THE COST OF THE ANNUAL LUNCHEON THEY HOST FOR THE COMMUNITY AFTER THE MEMORIAL DAY SERVICE.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#116-2016 MOTION AND A SECOND TO ADVERTISE FOR AN ORDINANCE REQUIRING "KNOX BOX" (KEY BOXES) FOR COMMERCIAL BUILDINGS.

It was noted that Township Solicitor Christopher Voltz will have something prepared.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#117-2016 MOTION AND A SECOND TO APPROVE WASHINGTON COUNTY'S DELETE AND COMBINE PROCESS OF LOTS FOR ASSESSMENT PURPOSES ONLY.

Chairman Casciola explained the Delete and Combine Process and noted this county system, if the Township approves, is for tax purposes only – multiple vacant lots will have one (1) tax bill.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#118-2016 MOTION AND A SECOND TO APPROVE THE BOARD OF SUPERVISORS' MINUTES FROM THE MONDAY, MAY 2, 2016, MONTHLY MEETING.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#119-2016 MOTION AND A SECOND TO APPROVE THE GENERAL FUND INVOICES FROM MAY 1 THROUGH MAY 31, 2016.

FOUR (4) OF THE FIVE (5) BOARD MEMBERS PRESENT VOTED AYE.

SUPERVISOR COWDEN VOTED NO.

ADMINISTRATIVE REPORTS:

- Public Works Director Bill Bottorff reported to the Board:
 - The necessity of a retaining wall behind the back stop in Cecil Park.

#120-2016 MOTION AND A SECOND TO AUTHORIZE THE PURCHASE OF BLOCKS, NOT TO EXCEED \$5,000, FOR THE CONSTRUCTION OF RETAINING WALLS BEHIND THE BACK STOP AND ADJACENT TO THE CONCESSION STAND IN CECIL PARK.

A cost estimate for precast concrete wall units from Tarr Redi Mix Concrete & Builders Supply was received.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

- Additionally, Mr. Bottorff noted:
 - Speed Hump Kit was received at Public Works from Joe DeNardo for Timber Run – he noted that he will wait for a formal direction from the Board on where it should be placed and also notification from the Solicitor regarding the Township's liability
 - There was discussion regarding speed humps and also an inquiry from an audience member regarding his previous request for speed humps in Mayfair Meadows
 - Dan Deiseroth noted PennDOT has established criteria on where speed humps can be placed and he suggested the Board establish a policy. Mr. Deiseroth stated he can obtain an example policy to present to the Board.
 - There was also discussion on the price. Chairman Casciola requested an accurate price be obtained.
 - Supervisor Egizio suggested possibly a hot mix asphalt that can be plowed over. Bill Bottorff agreed this type would be easier to maintain. He noted the removable speed hump has 80 bolts that would be placed into the road.
 - Chairman Casciola suggested Public Works build a speed hump and then a determination may be made.
- Additionally, Mr. Bottorff noted that four residents did not want the foot bridge replaced to Heritage Park; an unidentified individual in the audience noted that some do wish to have the foot bridge replaced.
 - Mr. Bottorff requested authorization for Gateway Engineers to obtain an estimate to remove the existing West End bridge

#121-2016 MOTION AND A SECOND TO AUTHORIZE GATEWAY ENGINEERS TO GET DEMOLITION SPECS DRAWN UP AND OBTAIN AN ESTIMATE TO REMOVE THE WEST END BRIDGE.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

ADMINISTRATIVE REPORTS: (continued)

- Township Engineer Dan Deiseroth:
 - noted the improvements in Timber Run 3 have been done
 - Cool Valley submission plans have been received and will be forwarded to the Planning Commission
 - They are still in the process of obtaining alternate access pricing for the Muse Elementary School

- Township Solicitor:
#122-2016 MOTION AND A SECOND TO AUTHORIZE THE TOWNSHIP SOLICITOR TO SETTLE THE PROPOSED PLAVCHAK LITIGATION #2015-4480 SETTLEMENT AGREEMENT.
ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

- #123-2016 MOTION AND A SECOND TO AUTHORIZE THE TOWNSHIP SOLICITOR TO SETTLE THE PROPOSED FAWCETT CHURCH ROAD LITIGATION #2015-3082 SETTLEMENT AGREEMENT.**
ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

- Chief Bukovinsky:
 - Informed those in attendance that the Township now has two designated parking spaces in the back of the municipal building dedicated as Safety Zones for the exchange of on-line item exchanges. He noted the area is under 24 hour video surveillance. Additionally, Chief Bukovinsky noted this information has been posted on the Police Department's Facebook page.

OLD BUSINESS:

Supervisor Sivavec inquired about:

- Last month's request to Don regarding cost for a fulltime paid fireman. Mr. Gennuso reported he obtained some sample salary figures ranging from \$19/hour to \$37/hour depending on the job description and not inclusive of any benefits. Mr. Gennuso noted the information was previously provided to the Board as part of his Manager's Report.
- The previous Township snap shot request. Mr. Gennuso advised the information is in his office and should the Board Members desire, the information can be viewed in his office. Mr. Gennuso noted the information was previously provided to the Board as part of his Manager's Report.

NEW BUSINESS:

Supervisor Sivavec inquired:

- as to the status of the Township Newsletter. Mr. Gennuso noted that drafts of the Newsletter were placed in the Board's mailboxes; he would like them to review and comment on the draft.
- as to the status of Coleman Road storm water project. Supervisor Egizio noted that permits are due.
- as to the Poultry Ordinance. Solicitor Voltz noted that the ordinance will be sent to the Planning Commission and the Washington County Planning Commission. He gave a recap of the proposed ordinance. Additionally, Mr. Voltz noted there will be a hearing after it is submitted to the Planning Commission.

#124-2016 MOTION AND A SECOND TO AUTHORIZE THE TOWNSHIP TO UTILIZE THE GOVERNOR'S CENTER FOR RE-EVALUATION OF FIRE DEPARTMENT AND FIRE SERVICES FOR THE THREE FIRE DEPARTMENTS.
ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

Supervisor Cowden requested the Boards' monthly meeting be changed to bi-monthly. Chairman Casciola noted that some municipalities do have an agenda meeting and a separate business meeting.

Supervisor Sivavec requested Mr. Gennuso start a process of pros and cons of two meetings a month.

At this time, Chairman Casciola noted that the Board went into an Executive Session after their third Public Hearing, prior to the start of this 7:00 PM monthly meeting, regarding the Fawcett Church Road litigation.

CITIZENS' COMMENTS – GENERAL COMMENTS:

Chief Ed Povirk informed those in attendance that the closure of the Mawhinney Road bridge will be June 16.

Paul "Smitty" Smith, Safety Officer of Cecil VFC #2, addressed the Board regarding the commercial fire at the Pretzels, LLC facility on Swihart Road. Mr. Smith thanked all the chiefs and mentioned all the 16 fire companies who helped. Additionally, he noted the assistance they received from Mr. Don Fuchs and Mr. Ron Fleeher and other responding agencies.

At this time, Supervisor Cindy Fisher acknowledged Paul Pivac as the recipient award of Fireman of the Year.

Chief Bill Cass noted the upcoming Reserve Blood Drive for Public Safety.

CITIZENS' COMMENTS – GENERAL COMMENTS: (continued)

Resident Linda Cronin addressed the Board regarding a key for the Canonsburg Safety Officer for the gate on Rose Avenue. Chairman Casciola noted there will be no key given out and Mr. Gennuso noted the Safety Officer for Canonsburg has no jurisdiction regarding the gate.

ADJOURNMENT:

With no further business to come before the Board, the meeting was adjourned by Chairman Casciola at 8:29 pm.

June 1, 2016 (Draft)

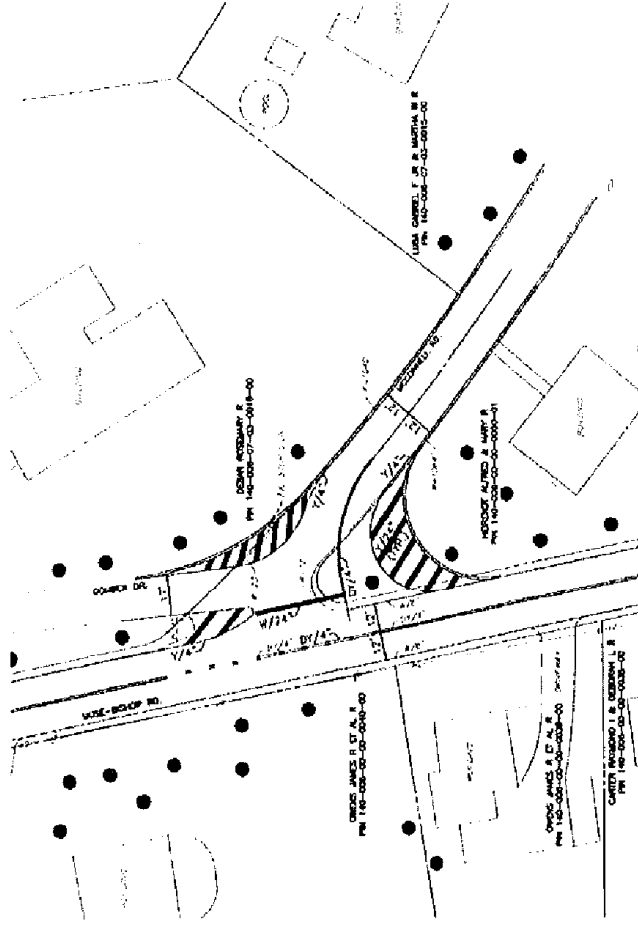
**McConnell Road Planned Residential Development
Conditions for approval**

The Tentative Planned Residential Development (PRD) application filed by NVR, Inc. (Developer) on November 19, 2015; The Plan is recommended for approval subject to the following conditions:

1. On or before the application for building permits on lots to be constructed in Phase 1 of the PRD, the developer shall install improvements at the intersection of McConnell Road and Muse Bishop Road as outlined on the plan prepared by David E. Wooster and Associates dated May 16, 2016 attached as Exhibit A. Work shall include but not be limited to the widening of the intersection by acquisition of property, grading and paving and restriping (inlaid paving markings) of the intersection and:
 - a. All final construction plans shall be subject to the approval of the Township Engineer as it relates to the work on local roads.
 - b. Payment for any and all costs for the improvements shall be the responsibility of the developer.
 - c. Cecil Township shall be named as the applicant for the submission of the Highway Occupancy permit for the project.
2. On or before the application for building permits on lots to be constructed in Phase 3 of the PRD, the developer shall install improvements at the intersection of Burnside Road and Muse Bishop Road as outlined on the plan prepared by David E. Wooster and Associates dated April 22, 2016 attached as Exhibit B. Work shall include but not be limited to the widening of the intersection by acquisition property for right of way, grading, paving, wall installation property and restriping (inlaid paving markings) of the intersection and:
 - a. All final construction plans shall be subject to the approval of the Township Engineer as it relates to the work on local roads.
 - b. Payment for any and all costs of the improvements shall be the responsibility of the developer.
 - c. Cecil Township shall be named as the applicant for the submission of the Highway Occupancy permit for the project.
3. If after the completion of the design of the improvements and application to PennDOT for the Highway Occupancy Permit for the intersection improvements at Burnside Road and Muse Bishop Road, PennDOT will not issue the permit for the improvements, the developer shall:

- a. Make payment to Cecil Township for the estimated cost of the improvements based upon the final plans submitted to PennDOT. The estimate shall be prepared by the developer's Engineer and be reviewed and approved by the Township Engineer. The payment for the improvements shall be escrowed by the Township for future use on a project to improve Burnside Road and paid for on a per lot basis of the cost of the work divided by the number of lots to be developed in Phase 3. Payment shall be made at the time of the application for building permits on each lot.
 - b. No connection under this scenario shall be permitted from the development to Burnside Road, but a right of way shall be reserved and a portion of the road constructed as delineated on Exhibit C. The Township may at its discretion may install the connection to Burnside Road at some future date.
4. On or before t before the application for building permits on lots to be constructed in Phase 2 of the PRD, the developer shall, the developer shall be responsible for upgrades to the McConnell Road from the intersection of Muse Bishop Road to 100 feet east of the development entrance.
 - a. The improvements shall be approved by the Municipal Engineer.
 - b. Improvements to the road shall be based upon an engineering design report to be approved by the Municipal Engineer such that the improved structural number for the road shall be equivalent to the standard municipal road cross section for Cecil Township.
 - c. If no improvement is required to meet the Municipal Standard, the developer shall:
 1. Prior to the start of construction of Phase I of the PRD, the developer shall provide a Road Bond the road for damages for McConnell Road in the amount of \$25,000 per mile from the intersection of Muse Bishop Road to Cecil Hendersonville Road. Said road bond shall be in the form of a cash escrow that the Township may access should damages occur to the road that may require attention during the construction of the development.
 2. Prior to the start of construction of Phase I the condition of the road shall be video documented by the Municipal Engineer and the developer's representative. The cost of the photo documentation shall be paid for by the developer.
 3. Prior to the issuance of building of the 50th building permit in Phase 3 of the PRD, the developer shall rotomill and resurface (mill and fill) McConnell Road from Muse Bishop road to 100 feet east of the development entrance with a 1-1/2" 9.5 mm superpave wearing surface. Any preparatory work to address soft spots, edge cracking or damages documented to have occurred during construction shall also be completed.
 5. The proposed crossing of the Montour Trail shall include a concrete bridge shall:
 - a. Have a minimum 50 year design life.
 - b. Be in accordance with ASHTO standards.

- c. The entire concrete structure shall be coated with a material to extend its life.
 - d. The final design shall be approved by the Township Engineer
6. Submission of final plans for each phase of the development shall be subject to approval of the Township Board of Supervisors and shall adhere to requirements and standards of the Cecil Township Subdivision Unified Development Ordinance including any and all amendments or pending ordinance changes at the time of approval of the PRD.
7. Developer agrees to add these conditions to the Tentative PRD Plan and submit it with Phase I final plans as the Final PRD Plan. The plan shall include signature lines for the Township and recording clauses and be recorded at the Washington County Recorder's office.



PLAY FOR LOCAL PEOPLE

CLIENT

COUNTY

XOX 1345

HORIZONTAL SCALE IN FEET

0 25 50 75 100

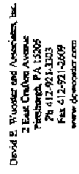
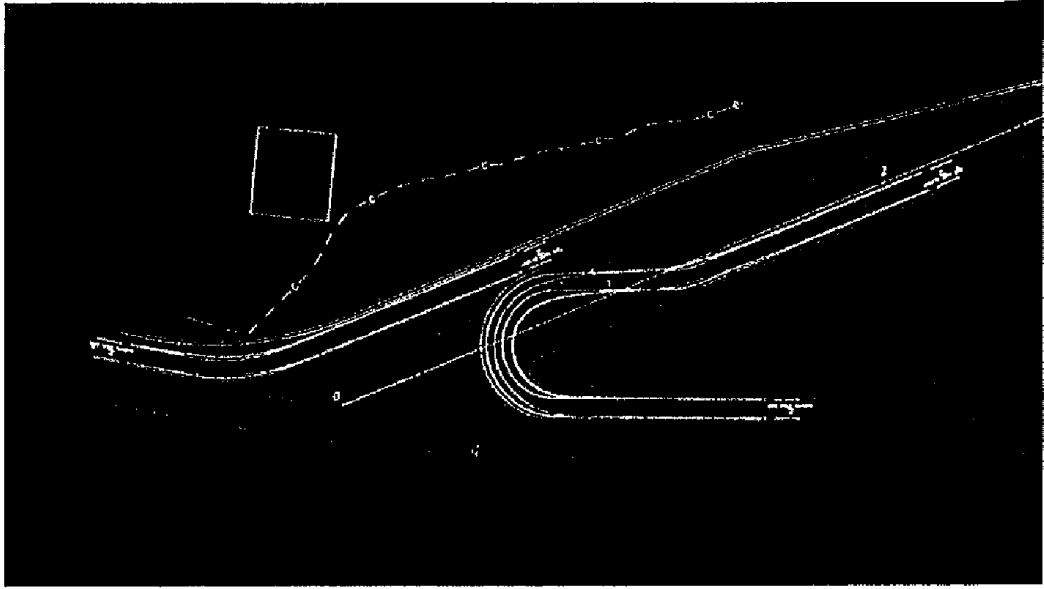
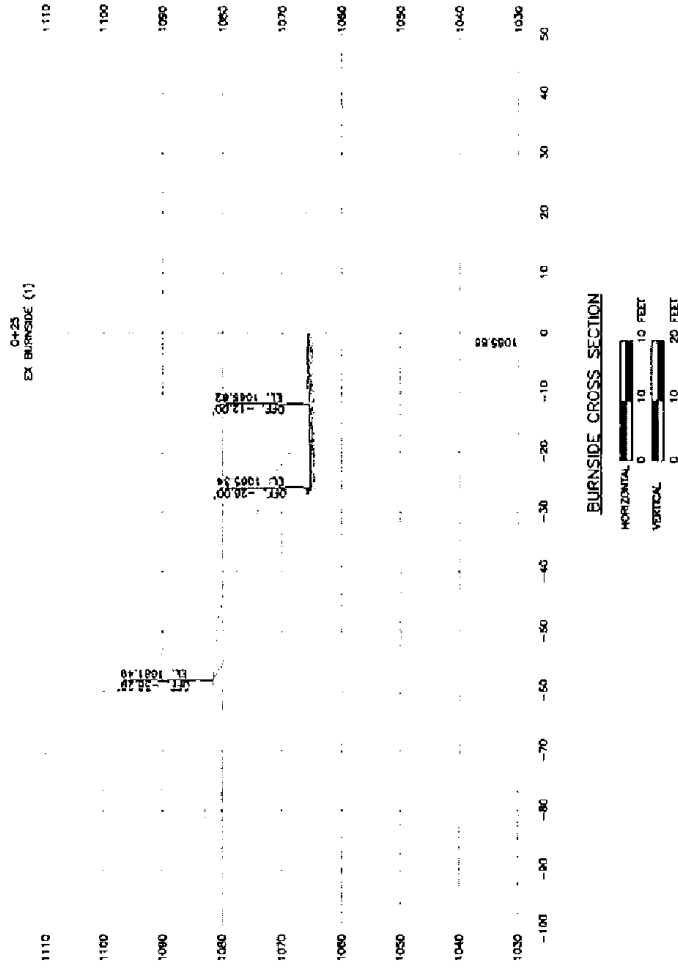


EXHIBIT B



BURNSIDE DRIVE OPTION 4-PLAN



BURNSIDE CROSS SECTION



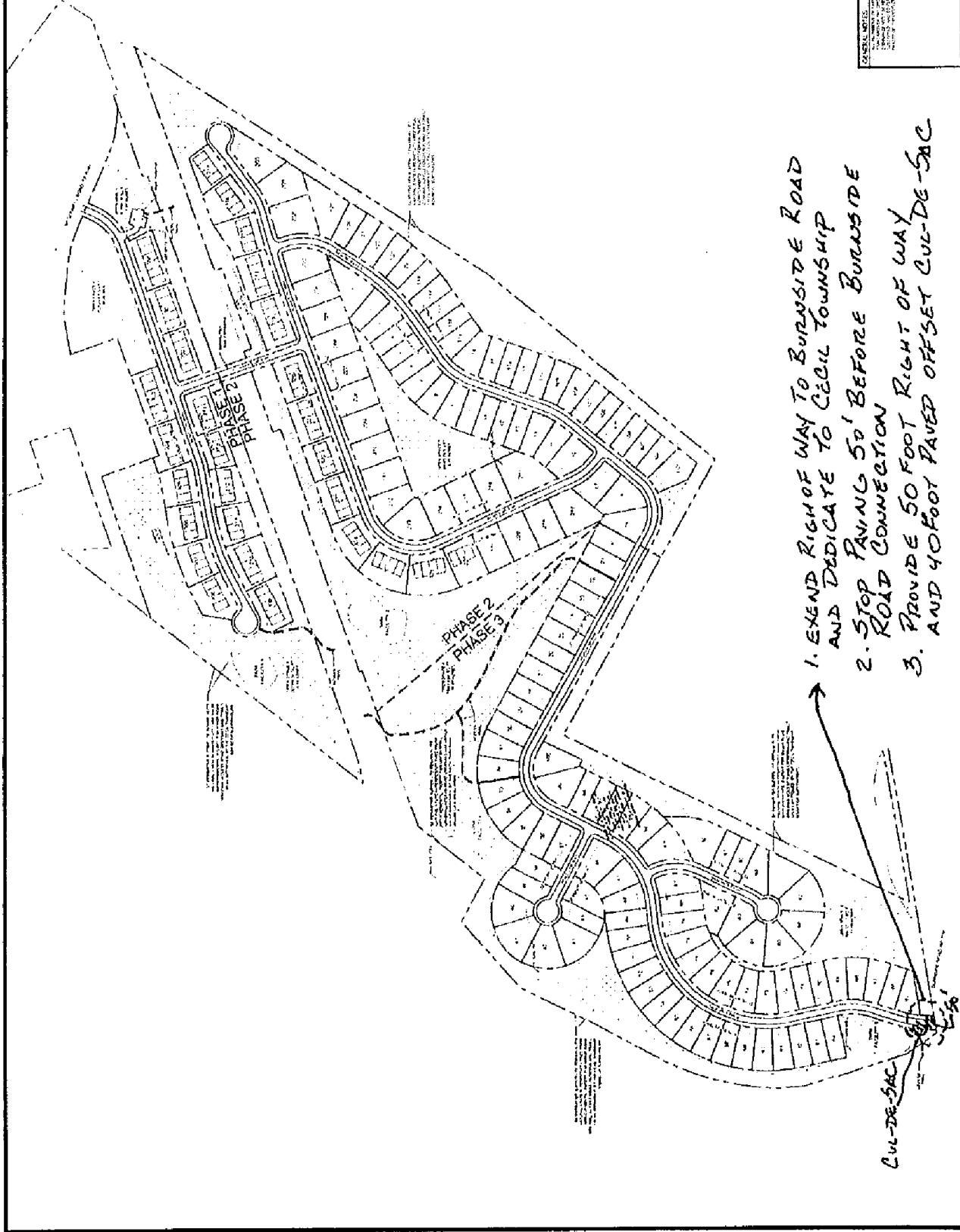
WOOSTER
TRAFFIC & SIGNALS
INCORPORATED

10000 W. 10th Avenue
Suite 100
Boulder, CO 80501
Phone: 303.440.1234
www.wooster.com

PLAN FOR ROADWAY IMPROVEMENTS
EBSJ
NVR-PITTSBURGH
CECIL TOWNSHIP
WASHINGTON COUNTY
APRIL 22, 2016
SHEET 1 OF 1

SCALE AS NOTED

EXHIBIT C



McConnell Road PLANNED RESIDENTIAL DEVELOPMENT TENTATIVE PRO PLAN 161115 C-300	
PREPARED FOR: NVR, INC. One Park Center West, Suite 300 Pittsburgh, PA 15201	PREPARED BY: FIVE STAR 811 Call Area 412-777-1111
DATE ISSUED: NOVEMBER 10, 2011 DRAWN BY: [Name] CHECKED BY: [Name]	SCALE: 1" = 40'